PLANNING AND COMMUNITY DEVELOPMENT

Phone: 405-366-5433

CASE NUMBER: PD15-39

APPLICANT:

Maria Gardner & Stephanie Traw

DATE:

TO:

December 3, 2015

Norman, Oklahoma 73069 • 73070

LOCATION:

WARD:

1309 24th Avenue S.W.

Interested Neighbors

FROM:

City of Norman Department of Planning and Community Development

SUBJECT:

Pre-Development Discussion of a proposed Special Use for 1) Bar, Lounge or Tavern;

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2) Live Entertainment Venue; and 3) Adult Entertainment Uses

You are receiving this letter because you own property within the 350-foot notification boundary of a Pre-Development application to consider an event center. This property is currently zoned C-2, General Commercial District. This <u>will</u> require Special Use for 1) Bar, Lounge or Tavern; 2) Live Entertainment Venue; and 3) Adult Entertainment Uses.

Please join us for a Pre-Development discussion of this proposal on Thursday, December 17, 2015 from 5:30 p.m. until 6:00 p.m. The meeting will be held in Conference Room D of Building A of the Norman Municipal Complex, 201 West Gray Street, located north and west of the downtown Post Office.

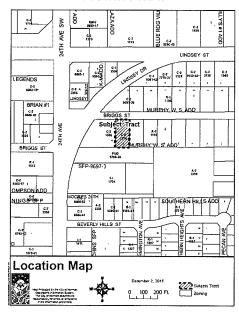
This applicant has filed a concurrent application for Planning Commission consideration of this project at their January 14, 2016 meeting. You will also be receiving notice of that meeting in the near future.

Pre-Development meetings are required for property owners seeking to undertake certain land use actions (any Special Use, rezoning of land over 40 acres in size, amendment of the NORMAN 2025 Land Use & Transportation Plan, subdivision of property, Rural Certificate of Survey greater than 40 acres, or construction of a cellular tower) that could have an impact on surrounding properties.

Pre-Development meetings allow applicants and neighboring property owners to meet informally to discuss proposals and air concerns prior to the public hearing process. Often Pre-Development meetings allow applicants and neighbors to resolve issues of concern, which in turn saves time, money and hard feelings on all sides.

If you have questions about the proposal, please call the contact person, Maria Gardner, <u>lovesproductions@yahoo.com</u>. We look forward to your participation and thank you for taking an active role in your community.

VICINITY MAP





Application for Pre-Development Informational Meeting

Case No. PD 15-39

City of Norman Planning & Community Development - 201 W. Gray St., Bldg. A - Norman, OK 73069 — (405) 366-5433 Phone - (405) 366-5274 Fax

APPLICANT/LAND OWNER		ADDRESS	
Maria Gardi	here/Stephante Traw	1309 SW 24th St. No	orman ok
			10018
EMAIL ADDRESS		NAME AND PHONE NUMBER OF CONTACT PE	CRSON(S)
lovesproductions@yahoo.com		Maria Gardner	
10005510000		BEST TIME TO CALL: 7am - 7pm	
☐ Concurrent Planning C	Commission review requested and applicate	tion submitted with this application.	
A proposal for developm	nent on a parcel of land, generally locat	ted	
and containing approxi	nately acre	es, will be brought forward to the Planning (Commission and City
	on within the next six months.	<u> </u>	
The Proposed Use(s) in	this development will include (please	describe specific land uses and approximat	e number of acres in
each use):	this development win include (picase	describe specific land ases and approximate	
This proposed development	will necessitate (check all that apply):	Items submitted:	Concurrent Planning
• •	Growth Boundary	Deed or Legal Description	Commission Review Requested:
2025 Plan Amendment		Radius Map	Troquestou.
	Land Use	✓ Certified Ownership List	Received on:
	☐ Transportation	Written description of project	1
	District(s)	Preliminary Development Map	3:00
		Greenbelt Enhancement Statement	at 3:00 a.m./r.m
	(Plat Name)	Filing fee of \$125.00	hu and
☐ Norman Rural Certificate of Survey (COS)		Current Zoning: <u>C-2</u>	by <u>MI</u>
Commercial Communication Tower		Current Zoning: Current Plan Designation:	

Loves Studio & Event Center 1309 SW 24th St. Norman OK 73032 lovesproductions@yahoo.com Loves Studio & Event Center proposes to be a Venue leased out to the public for all proposed uses: **Catered Events Birthday Parties Wedding Receptions Corporate Picnics Anniversary Parties Painting Parties Fashion Show Art Show** Children's Pageants Children's Talent Shows **Exercise Classes Charity Events Burlesque Show** Concerts After meeting with City of Norman Planning Department, Charity Events, Burlesque Show, and Concerts require Rezoning with a Special Use to serve liquor. Charity Events will be leased to Non Profit Organizations to raise money or material goods for those in need. Depending on the specific Organization, and operating as an Event Center all amenities will be offered for utilization. For example:

Music, Tables, Seating, and Catering Services.

Burlesque Shows are choreographed dance group of Show Girls. The ladies will be performing with Corsets and Skirts, taking off layers of clothing down to; latex on areola's and quarter thongs. Live Adult Entertainment with the Special Use of serving mixed drinks at the Event Center.

Concerts are another event Loves Studio & Event Center would like to hold and serve mixed drinks as well.

To insure our neighbors in the surrounding areas will not have to deal with any disorderly conduct. Our company has Insurance, along with Security in the building and parking lot. Parking lot Security will make sure all patrons get their cars safely, and with no loitering.

Loves Studio & Event Center will prove to be a positive social and economic addition to Norman. We are excited to facilitate a business in a building that has an amazing history. Thank you for the opportunity to live the American dream.

John M. Traw

PO Box 546 Norman, OK 73070 (405) 366-7911 OR (405) 321-2100 Fax (405) 573-9348

November 30, 2015

To Whom It May Concern:

We believe the addition of an upscale entertainment venue would bring new life to the area. The site has been predominately vacant for years, which can decline the property values in the area. With a strong renter, the property will be attractive and secured, being less likely to attract vandals to the area. A successful business will attract potential business to other businesses in the area. There are many levels of benefits.

Thank you,

John Traw